

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**January 10, 2012**

The meeting was called to order at 1:30 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Marv Holt, Chair, Mr. Gary Leasure, Mr. Mike Linder and Mr. Phil Honsey. Mr. Dan Havener was excused from the meeting. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning and Development Officer; Ryan Andrews, EMH&T; Jennifer Readler, Ice Miller; Mike Boso, Chief Building Official; Chuck Boso, Development Director; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the December 6, 2011 regular meeting. They were approved by unanimous consent.

**ITEM #1      2012 Organizational Meeting**

Officers for 2012 were nominated and approved. Mr. Honsey nominated Chair Holt to serve as Chair for 2012, Mr. Leasure seconded. Chair Holt accepted the nomination. Mr. Honsey then nominated Mr. Leasure as Vice Chair for the 2012 Commission, Chair Holt seconded and Mr. Leasure accepted the nomination.

**ITEM #2      Seeds Road Rezoning – Method of Zoning Change**

**(Project ID# 201111220033)**

The applicant is requesting approval to rezone parcel 040-009465, located on the south side of Seeds Road, from C-2 to IND-3. The site is approximately 2.9 acres in size and is currently vacant. The applicant wishes to rezone the property in order to construct and operate a facility for a trucking company. The submitted application materials state that the structure will be primarily for office use with warehouse space for the maintenance of company equipment. Additionally, materials indicated there will be no tractor trailer traffic or storage on the site. The site is adjacent to properties zoned IND-3 to the east, SD-4 to the south, IND-1 to the west and C-2 to the north across Seeds Road.

The applicant, Chad Turner, was present to speak to the item. He agreed with the comments given in the presentation by Ms. Dooley. Mr. Honsey mentioned that the City water tower to the south of the parcel will be removed this spring. The City is considering selling the property once the tower is removed. Mr. Andrews commented on the size and pressurization of the new tower at Fryer Park. The new water tower will approximately triple the capacity of the existing tower.

Mr. Honsey made a motion that the Method of Zoning Change be recommended for approval to City Council as submitted, Mr. Leasure seconded, and the vote was unanimous.

**ITEM #3      4376 Broadway – Method of Zoning Change**

**(Project ID# 201112300035)**

The applicant is requesting approval to rezone 4376 Broadway, parcel 040-001097, from C-1 to C-2 in order to offer martial arts and self-defense instruction on the site. The site is the current location of Ruffhouse Jiu-Jitsu; however this use is not permitted in the C-1 district and would be classified under uses permitted in a C-2 district. The site is adjacent to properties zoned C-1 to the south, C-2 to the north, R-2 to the east and SD-4 to the west across Broadway.

Located on the same parcel and sharing a common wall with Ruffhouse is an appliance sales and service store, a use permitted in C-2 districts. Additionally, a residential unit is located in the rear of the property. This unit was constructed more than 50 years ago as part of the original structure and will remain an existing nonconformity with this rezoning.

Mr. Chris Roach, applicant, was present and spoke to the item.

Mr. Leasure made a motion that the Method of Zoning Change be recommended for approval to City Council as submitted, Mr. Linder seconded. The vote was unanimous.

**Item #4            Presentation of Grove City Stormwater Code and Design Manual**

Mr. Honsey motioned to postpone Item 4, Chair Holt seconded.

Having no further business, Chair Holt adjourned the meeting at 1:43 p.m.

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Molly Frasher, Secretary

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Marv Holt, Chair